

Market Statistics

April 2026



DURHAM REGIONAL ASSOCIATION OF REALTORS®
Home to the Greater Triangle

Compare to Same Month Prior Year Prior Month

3 Property Types selected

7 Counties selected

46 Cities selected

Median Sales Price

\$ 414,700  -1.6%

764   18.3%
Closed Sales

Median Days on Market

 19  58.3%

Active Inventory

 17.9%



2,456

Median Sold \$/SqFt



-6.7%  \$222

Home Affordability 

23.2%  85



New Listings

1,359  8.6%

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3 Property Types selected

Durham

Durham

Median Sales Price

\$ 409,990  -4.7%

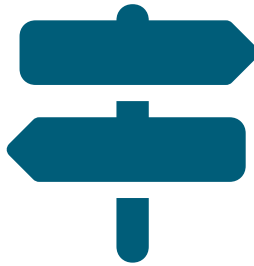
378   17.8%
Closed Sales

Median Days on Market

 16  40.9%

Active Inventory

 25.4%



Median Sold \$/SqFt 

-8.3%  \$221


Home Affordability 

39.1%  96

1,146



New Listings

685  18.3%

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3 Property Types selected

Durham

6 Cities selected

Median Sales Price

\$ 412,995  -4.4%

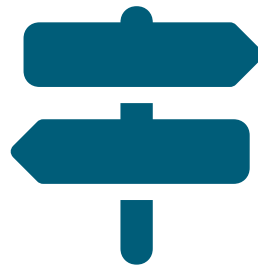
406   16.0%
Closed Sales

Median Days on Market

 16  60.0%

Active Inventory

 24.6%



Median Sold \$/SqFt 

-7.9%  \$222


Home Affordability 

37.7%  95

1,219



New Listings

726  17.5%

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3 Property Types selected

Franklin

7 Cities selected

Median Sales Price

\$ 400,000  1.5%

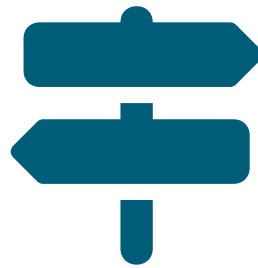
103   13.2%
Closed Sales

Median Days on Market

 35  12.9%

Active Inventory

 5.2%



406

Median Sold \$/SqFt


-3.8%  \$205


Home Affordability



28.8%  76



New Listings

167  0.6%

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3 Property Types selected

Granville

10 Cities selected

Median Sales Price

\$ 345,900  8.1%

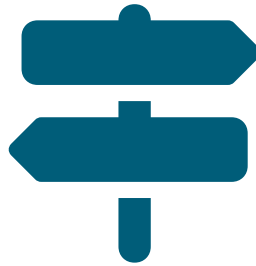
45   32.4%
Closed Sales

Median Days on Market

 47  248.1%

Active Inventory

 9.5%



150

Median Sold \$/SqFt 

-11.0%  \$195

Home Affordability 

8.2%  79



New Listings

79  11.3%

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3 Property Types selected

Orange



10 Cities selected

Median Sales Price

\$ 615,000  14.7%

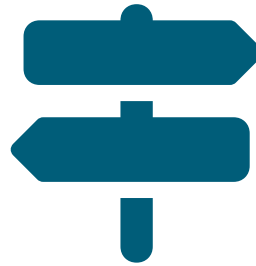
159   28.2%
Closed Sales

Median Days on Market

 8  33.3%

Active Inventory

 23.0%



Median Sold \$/SqFt 

-11.1%  \$272


Home Affordability 

0.7%  71.0

449



New Listings

285  14.5%

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Compare to Same Month Prior Year Prior Month

3 Property Types selected

Person

6 Cities selected

Median Sales Price

\$ 310,000  -7.3%

29

Closed Sales



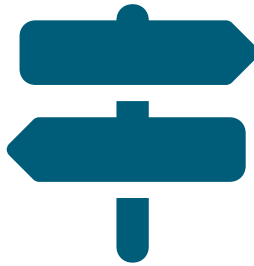
3.6%

Median Days on Market

 17  -8.1%

Active Inventory

 -6.8%



110

Median Sold \$/SqFt

0.0%



\$205 

Home Affordability 

21.7%  87.0



New Listings

54

 -40.7%

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3 Property Types selected

Vance

6 Cities selected

Median Sales Price

\$ 245,000

↑
41.6%

18

Closed Sales



↑
5.9%

Median Days on Market

🕒 55

↑
81.7%

Active Inventory

↑ 36.2%



Median Sold \$/SqFt

19.7%
↑
\$140



Home Affordability



-24.0%
↓
76.0

94



New Listings

40

↑ 8.1%

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3 Property Types selected

Vance

Henderson

Median Sales Price

\$ 240,000 42.0%

17 6.3%
Closed Sales

Median Days on Market

51 59.4%

Active Inventory

36.9%

Median Sold \$/SqFt

17.5% \$1388

Home Affordability

-23.9% 78.0

89



New Listings

35 -2.8%

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3 Property Types selected

Warren

7 Cities selected


Median Sales Price

\$ 275,000  -4.2%

4

Closed Sales



 100.0%

Median Days on Market

 54  -47.3%

Active Inventory

 -6.7%



28

Median Sold \$/SqFt

29.6%



\$167 

Home Affordability 

-13.9%  65.0



New Listings

8

 -57.9%